

Kansas Department of Health and Environment

Bureau of Environmental Remediation, Remedial Section

Brownfields Redevelopment Program



Joint Effort Facilitates Redevelopment of Brownfields Property

Background

The A&M Rentals property was accepted into the Kansas Department of Health and Environment's (KDHE) Brownfields Redevelopment Program in December 2002. KDHE conducted the A&M Rentals BTA for the City of Pittsburg to evaluate potential soil and ground water impacts associated with historical land use. The presence of aboveground storage tank (AST) foundations in the northeast portion of the subject property suggested that fertilizer storage occurred on site. In addition, the adjacent property to the north was an active fertilizer production and storage facility. The subject property consisted of a vacant lot, two small buildings, and three AST foundations. The objective of the BTA was to research/compile information related to existing and historical land use at the property as well as adjacent properties so the uncertainties associated with environmental impacts would be minimized and/or identified prior to redevelopment.

Phase I and II BTA Assessments

A Phase I and Phase II Brownfields Targeted Assessment was conducted to evaluate the condition of the property. Nitrate, ammonia, and petroleum impacts to soil were discovered during KDHE's BTA. Previous land use as a fertilizer load-out facility was determined to be the cause of the soil contamination. The assessment also identified limited arsenic and semi-volatile organic compound (SVOC) impacts; however, arsenic and SVOC levels did not warrant response action.



The BTA Property as seen from the northeast corner



The newly developed Recycling Center.

In response to BTA findings, A&M Rentals applied to the Voluntary Cleanup and Property Redevelopment Program (VCPRP) in June 2003, to address soil impacts and facilitate redevelopment. The VCRP approved an Interim Removal Plan in July 2003 to expedite the cleanup process. Approximately 500 cubic yards of impacted soil was removed from the main excavation site.

Community/Financial Assistance

The city of Pittsburg and Crawford County jointly purchased the property. The county provided up to \$90,000 for the purchase of the land and the construction of a building on the site. Southeast Kansas Recycling, Inc. received grants from KDHE to construct the building and purchase equipment.

Redevelopment

Post-excavation data indicated exposure risks associated with proposed redevelopment activities have been addressed. The VCRP issued a No Further Action Determination for the A&M Rentals property in February 2004. The recycling center has been constructed and is currently in operation.